

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Hyderabad District – Shaikpet Mandal – Transfer of Rights on certain occupations / encroachments of specified categories of unassigned Government lands – Application of Sri Stouvant Pittie S/o Navneet Pittie for regularization of encroached Government land an extent of 1955 Square Yards in TS No.20/1 Part and 20/3 Part, Block 'F', Ward No.10, situated at Road No.7, Banjara Hills, Hyderabad – Orders - Issued.

Revenue (Assignments.III) Department

G.O. Ms. No. 1249

Dated 30.09.2010.

- (1) G.O. Ms. No.166, Revenue (Assn.POT) Department, dated 16.2.2008.
- (2) Application No.3225 dated 09.04.2008 of Mr. Stouvant Pittie S/o Navneet Pittie addressed to the District Collector – Hyderabad.
- (3) Letter No. E/1141/2008, dated 11.07.2008 of the Tahsildar Shaikpet addressed to RDO – Secunderabad.
- (4) Letter No.I2/1141/2008, dated 26.8.2009 of the District Collector – Hyderabad addressed to Special CS and CCLA Hyderabad.
- (5) Letter No.I2/1141/2008, dated 30.04.2010 of the District Collector – Hyderabad addressed to Special CS and CCLA Hyderabad.
- (6) Letter No. BB2/1598/2009, dated 13.5.2010 received from the Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad.

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ORDER :-

In the reference 2nd read above Sri Stouvant Pittie S/o Navneet Pittie has put in an application dated 9.4.2008 (Application Sl. No. 3225) to the District Collector Hyderabad requesting for regularization of Government land an extent of 1955 Square Yards in TS No.20/1 Part and 20/3 Part, Block 'F', Ward No.10, situated at Road No.7, Banjara Hills, Hyderabad on payment of cost as per G.O. Ms. No.166, Revenue (Assn.POT) Department, dated 16.2.2008.

2. In the reference 3rd read above The Tahsildar Shaikpet has prepared the Annexure-A containing the details of the land. It has been indicated that the extent applicant for regularization is 1954.24 Square Yards (1634 Square Meters) (builtup area 314 Square Meters and vacant area 1320 Square meters) falling in T.S. No. 20/1 & 20/3, Block 'F', Ward No.10, Shaikpet Village of GHMC area. The land classified as Government land. On ground, the land under reference is vacant and covered under residential status and also indicated that it is unobjectionable. The basic value of the land is Rs.5,000/- per Square Yard.

3. The Tahsildar Shaikpet has also reported that the as per the document for the year 1937 Syed Mohammed Mehdi, S/o late Mohammad Abbas Sahib is executed Sale Deed in favour of Seth Pannalal and Seth Goverdhanlal. Kamala Bai Pittie, W/o late Raja Goverdanlal Pittie has executed an unregistered "WILL" on 29.4.1998 in favour of her grand son by name Stouvant Pittie.

4. The Tahsildar has further reported that in view of the reflection of Door No. in Col. No.4 of TSLR and also names mentioned in the remarks column of TSLR shows that the applicant in the possession of the land. Further, the applicant for which regularization sought is in two bits and it is a narrow strip existing on the either side of the patta land belonging to them.

contd.2.

5. With regard to the proposed regularization the CCLA Committee in its meeting held on 25.7.2009 has sought for further information with regard to legal heir certificate etc. In a further meeting held on 25.11.2009 deferred for want of other documents from the Applicant.

6. In response to the said minutes of the meeting the District Collector in the reference 4th read above has submitted that -

1. Smt. Kamala Bai Pittie, Great grand-mother of the applicant has purchased the land from Sri Syed Mohammed Mehdi during the year 1937;
2. Smt. Kamala Bai Pittie has bequeathed her property among her heirs through will dated 29.4.1998 and she died on 09.05.1999;
3. Present applicant Sri Stouvant Pittie has got the land in question through the said Will Deed;
4. The Hon'ble High Court of Bombay has passed Probate Orders dated 04.02.2004 in Petition No. 506/2002 on the Will of Smt. Kamala Bai Pittie. According to which, the applicant has got half share of entire land in H.No. 8-2-545, Banjara Hills, Hyderabad;
5. The Government have issued Orders vide G.O. Ms. No. 1571, Revenue (UC.IV) Department, dated 22.12.2007 regularizing the excess land to an extent of 4525.04 Square Meters in favour of Stouvant Pittie;
6. Since Smt. Kamala Bai Pittie has given her will in favour of present applicant and High Court of Bombay has confirmed the said Will, the legal heir certificate may not be required;
7. On verification of Sketch showing the surplus land and regularization of Government land under G.O. Ms. No. 166, it is found that the both lands are separate lands.

7. The District Collector Hyderabad in his letter dated 30.04.2010 has furnished a revised calculation sheet as per the recommendations of the Committee in meeting held on 19.02.2010. As per the matrix of G.O. Ms. No.166, dated 16.2.2008 the District Collector has reported that an amount of Rs.1,96,03,125/- with depreciation from 1999 is payable.

8. In the reference 6th read above, the Special CS and CCLA has informed that the proposal received from the District Collector Hyderabad for regularization of Government land encroached by Sri Stouvant Pittie for regularization of encroached Government land to an extent of 1955 Square Yards in Premises No. 8-2-545, Road No.7, Banjara Hills, Shaikpet Mandal, Hyderabad District was placed before the Regularization Committee held on 19.02.2010. The Committee have recommended the proposal of the Collector on payment of basic value of Rs.5,000/- per Square Yard and the total amount as per the matrix the applicant payable is Rs.1,96,03,125/- (Rupees one crore ninety six lakhs three thousand one hundred and twenty five only). Therefore, the C.C.L.A. have requested the Government for issue of necessary orders in the matter.

9. Government have examined the matter in the light of the policy guidelines issued in G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008 and after careful consideration of the recommendations of the Regularization Committee hereby accord permission for transfer of rights of Government land encroached an extent of 1955 Square Yards in Premises No. 8-2-545, Road No.7, Banjara Hills, Shaikpet Mandal Hyderabad District in favour of Sri Stouvant Pittie S/o Navneet Pittie who has encroached the said Government land on payment of basic value of Rs.5,000/- per Square Yard as on 31.12.2003 and the total amount payable by the applicant is Rs.1,96,03,125/- (Rupees one crore ninety six lakhs three thousand one hundred and twenty five) only, subject to the following conditions.

- (i) It is to be ensured that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.

contd.3.

- (ii) The Registered Document should be verified about its validity and genuineness.
- (iii) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.
- (iv) An Affidavit should be obtained from the applicant that he shall forego his her right in all the pending cases and with drawal of L.G. / S.L.P. cases pending before the Land Grabbing Court and other Courts etc.
- (v) All other conditions prescribed in G.O. Ms. No.166, should be followed.

10. The Special Chief Secretary and Chief Commissioner of Land Administration A.P. Hyderabad and the District Collector – Hyderabad shall take necessary further action accordingly.

11. The original records of O/o the District Collector – Hyderabad filed bearing No. I2/1141/2008 containing Current File and Note File 119 pages are herewith returned to the District Collector – Hyderabad. The receipt of the records may kindly be acknowledged.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Chief Secretary
and Chief Commissioner of
Land Administration, AP Hyderabad
The Collector – Hyderabad.
(with records)

Copy to:
The Applicant (thro' Collector - Hyderabad)
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/ Forwarded :: By Order /

SECTION OFFICER